VILLAGES OF SUMTER SOUTHERN STAR VILLAS

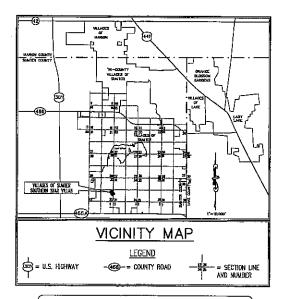
BEING A PORTION OF SECTIONS 33 & 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF SECTION 33 AND 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF VILLAGES OF SUMTER UNIT NO. 160 AS RECORDED IN PLAT BOOK 11, PAGES 32 THROUGH 32B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF ST. CHARLES PLACE ACCORDING TO THE SAID RECORD PLAT THEREOF, THENCE N21'57'28"W, ALONG THE BOUNDARY OF SAID VILLAGES OF SUMTER UNIT NO. 160 AND ALONG SAID RIGHT OF WAY A DISTASNICE OF 55.00 FEET; THENCE DEPARTING SAID BOUNDARY AND SAID RIGHT OF WAY RUN NOSTO232°E, 28.20 FEET TO THE POINT OF CURYATURE OF A CURYE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1850.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05'38'14", AN ARC DISTANCE OF 182.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16'26'21", AN ARC DISTANCE OF 215.19 FEET TO THE POINT OF TANGENCY; THENCE N78'50'40"E, 197.12 FEET; THENCE N14"26"01"W, 89.65 FEET; THENCE N76"33"59"E, 25.00 FEET TO THE POINT OF BEGINNING; THENCE S14"26"01"E, 209.78 FEET; THENCE N78"50"40"E, 151.62 FEET; THENCE \$42'18'37"E, 218.74 FEET; THENCE \$35"05'05"W, 100.40 FEET; THENCE \$54'34'44"W, 89.61 FEET; THENCE \$13'54'59"E, 61.26 FEET; THENCE \$40'36'50"E, 56.32 FEET; THENCE \$48'46'28"E, 420.00 FEET; THENCE \$13'50'20"E, 56.32 FEET; THENCE \$18'46'28"E, 420.00 FEET; THENCE \$18'46'28"E, 420'20"E, 420'20"E, 420'20"E, 420'20"E, 420'20"E, 420'20"E, 420'20"E, 420'20"E, 420 92.24 FEET; THENCE N26'27'00"E, 124.07 FEET; THENCE N33'19'20"E, 216.19 FEET; THENCE S56'40'40'E, 91.00 FEET; THENCE N3319'20'E, 19.30 FEET TO THE POINT OF CURYATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 375.00 FEET; THENCE MORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25'08'26', AN ARC DISTANCE OF 154.54 FEET TO THE POINT OF TANGENCY: THENCE NO810'54"E, 43.89 FEET; THENCE N4218'37"W, 739,53 FEET; THENCE N66"14"09"W, 114.19 FEET; THENCE S87"41"00"W, 62.39 FEET; THENCE \$72'00'19"W, 104.32 FEET; THENCE \$31'54'10"W, 60.42 FEET; THENCE \$25'35'47"W, 60.15 FEET; THENCE \$19'15'37"W, 60.99 FEET; THENCE \$15'33'02"W, 41.53 FEET; THENCE S78'50'40"W, 110.72 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 155.00 FEET, AND A CHORD BEARING AND DISTANCE OF \$11"11"07"E, 17.57 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06'29'48", AN ARC DISTANCE OF 17.58 FEET TO THE POINT OF REGINNING

CONTAINING 12.67 ACRES, MORE OR LESS.



88 LOTS - 5 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS FLAT. THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY,

THE DISTRICT BY ACCEPTING SUCH CONVEYANCE AGREES TO MAINTAIN TRACTS "A", "B", "C", "D" &

	THE VILLAGES OF LAKE—SUMTER, INC.
SIGNATURE	BY:
PRINT NAME	SIGNATURE
SIGNATURE	
PRINT NAME	PRINT NAME / TITLE
STATE OF FLORIDA, COUNTY OF	DGED BEFORE ME THIS DAY OFOF THE VILLAGES TION, ON BEHALF OF THE CORPORATION, AND DID NOT
or mark-sum ion, inc. a recomba confund	RUN, ON BEHALF OF THE CORPORATION, AND DID NOT
TAKE AN DATH.	DUN, ON BEHALF OF THE CORPORATION, AND DID NOT
TAKE AN OATH.	TYPE OF IDENTIFICATION USED: PERSONALLY KNOWN
TAKE AN OATH. NOTARY PUBLIC PRINT NAME NY COMMISSION EXPIRES SERIAL / COMMISSION NUMBER	TYPE OF IDENTIFICATION USED: PERSONALLY KNOWN SEAL

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER: PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE			

SEAL

DATE REGISTRATION NO.

1.) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTHEASTERLY BOUNDARY OF THE LANDS DESCRIBED HEREON AS BEING N42"18"37"W.

SHEEL I UF 2

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS. SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OBERATION SHALL OFFICE AND METALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

 $5.)\,$ Lot corners will be set prior to the transfer of any lot or prior to the expiration of the bond or surety.

P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS recorded or prior to the expiration of the bond or surety

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) THE REFERENCES TO "ROADS" IN THE SURVEYOR'S CERTIFICATION ARE EXPLAINED AS FOLLOWS: A. "LOCAL ROADS" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT, B. "COLLECTOR ROADS" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE SUMTER COUNTY LAND DEVELOPMENT REQUILATIONS AND THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT.

9.) TRACTS "A", "B", "O" & "E" ARE FOR OPEN SPACE, RECREATION AREA AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE.

10.) TRACT "C" IS FOR TEMPORARY VEHICULAR PARKING AND IS SUBJECT TO A BLANKET EASEMENT FOR UTILITIES

11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY

PLAI	ROOK	
PAGE		-

DEDICATION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION (DEVELOPER) AS OWNER IN FEE SIMPLE OF THE LOTS, HAS CAUSED TO BE MADE THIS PLAT OF VILLAGES OF SUNTER SOLITHERN STAR VILLAS, A SUBDIVISION OF LAND HERDEN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 (DISTRICT) AS OWNER IN FEE SIMPLE OF TRACTS "A", "B", "C", "O" & "E" OF THE PERFEULA USE OF THE RESIDENTS OF MILLAGES OF SUMTER SOLITHERN STAR VILLAS, SUBJECT TO AN EASCHAFT FOR UNITIES, AND HERBY PEDICARES TRACTS "A", "B", "D", & "E" DEPICTED HERBIN TO THE PERFETUAL USE OF THE RESIDENTS OF MILLAGES OF SUMTER SOLITHERN STAR VILLAS, SUBJECT TO AN EASCHAFT FOR UNITIES, AND HERBY PEDICARES TRACTS "A", "B", "D", & "E" DEPICTED HERBIN TO THE PERFETUAL USE OF THE RESIDENTS OF MILLAGE COMMUNITY DEVALOPMENT DISTRICT NO. 8 AND HERBEY LEDICATES THE ROADWAYS DEPICTED HERBIN TO THE PERFETUAL USE OF THE RESIDENTS OF MILLAGE COMMUNITY DEVALOPMENT DESTRICT NO. 8 AND HERBEY LEDICATES THE ROADWAYS DEPICTED HERBIN TO THE PERFETUAL LIGHT OF MICROS AND EDRIESS BY MILLAGE COMMUNITY DEVALOPMENT DESTRICT NO. 8 AND THE PERFETUAL THE ROADWAYS INDICATED HERBIN TO THE PERFETUAL THE PROJUMENT OF MILLAGE COMMUNITY DEVALOPMENT DESTRICT NO. 8 AND HERBEY LEDICATED HERBIN TO THE PERFETUAL THE PROPERTIAL THE PROJUMENT OF SMALT AND THE PERFETUAL THE AND LAW EMPERSON HERBIN TO THE PERFETUAL THE AND LAW EMPERSON HERBIN TO NEW SOLIT, HE AND LAW EMPERSON HERBIN THE PERFETUAL THE UNDERSIGNED OWNERS HEREIO SET THEIR MAND AND SEAL ON

TRACTS "A", "B", "C", "D" & "E", AND THE ROADWAYS LOCATED HEREIN WILL IBE MAINTAINED BY THE OWNERS THEREOF OR THE OWNERS' ASSIGNS AND/OR DESIGNEES AND SUMTER COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENTS OF ISAME.

WITNESSES: (1)SIGNATURE	THE VILLAGES OF LAKE-SUMTER, INC
PRINT NAME	BY: SIGNATURE
(2) SIGNATURE PRINT NAME	PRINT NAME / TITLE
	VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8
(1)SIGNATURE	BY:
PRINT NAME	SIGNATURE
(2)SIGNATURE	PRINT NAME / TITLE
PRINT NAME	-
STATE OF FLORIDA, COUNTY	OF

ET EASEMENT FOR UTILITIES. HE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE HENT.	PRINT NAME
CERTIFICATE OF PLANNING AND DEVELOPMENT I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE IN SUMTER COUNTY, FLORIDA, ARE ZONED PROPERLY FOR THE USE PLATTED AND THAT THE SUBDIVISION HAS PROCEEDED THROUGH THE DEVELOPMENT REQUIREMENTS OF SUMTER COUNTY, FLORIDA. THIS IS TO CERTIFY THAT ON 20, PLANNING AND DEVELOPMENT APPROVED THE FOREGOING PLAT. PRINT NAME SIGNATURE	STATE OF FLORIDA, COUNTY OF THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS. DAY OF 20 , BY THE LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH. NOTARY PUBLIC - STATE OF FLORIDA PRINT NAME: SERIAL / COMM. NO.
PRINT NAME SIGNATURE PLANNING AND DEVELOPMENT	TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN
CERTIFICATE OF CLERK I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON 20. AT FILE NUMBER PLAT BOOK PAGE CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA PRINT NAME DEPUTY CLERK DEPUTY CLERK CERTIFICATE OF CLERK SEAL SEAL	STATE OF FLORIDA, COUNTY OF THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS. DAY OF 20 BY THE OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 AND DID NOT TAKE AN OATH. NOTARY PUBLIC — STATE OF FLORIDA PRINT NAME: SERIAL / COMM. NO. TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN
CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS THIS IS TO CERTIFY THAT ON 2D. THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AND SO RECORDED IN THE MINUTES OF SAID PRINT NAME CHAIRMAN OF THE BOARD SIGNATURE CHAIRMAN OF THE BOARD CLERK OF THE BOARD CLERK OF THE BOARD	CERTIFICATE OF SURVEYOR THE UNDERSIGNED, BEING A FLORIDA LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER (P.S.M.), DOES HEREBY CERTIFY THAT ON. 20 HE COMPLETED THE SURVEY OF THE LANDS DESCRIBED HEREON, VILLAGES OF SUMTER SOUTHERN STAR; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS HEREIN DESCRIBED AND PLATTED; THAT THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT THE PLAT INCLUDES 3,110 LINEAR FEET OF PLATTED STREETS, OF WHICH THERE ARE 3,110 LINEAR FEET OF LOCAL ROADS AND O LINEAR FEET OF COLLECTOR ROADS (AS MEASURED ALONG THE CENTERLINE THEREOF.) FARNER, BARLLY & ASSOCIATES, INC. 4450 N.E. 29'30' ROAD MILDWOOD, FLORIDA 34795 UCENSED BUSINESS NO. 4709

ALEXANDER G. DUCHART

PREPARED BY:



